



# City of Dayton, Ohio



## City of Dayton Historic Districts

The City of Dayton boasts an eclectic mix of neighborhoods, from downtown lofts and apartments to suburban-style plats. Some of the more unique and popular housing styles can be found in our beautiful and charming historic districts, which are summarized here.



### Dayton View Historic District

The Dayton View Historic District stands out in the family of Dayton historic districts for its diversity of architectural styles extending from the late 1880s to the 1920s. A walk through the area finds home styles including high Victorian and Queen Anne, Jacobean and Chateausque, classical American Four-square and the Prairie School of Midwestern Architecture.

The most regal homes of the district were constructed with wide staircases, third-story ballrooms, carriage houses, and ornate mantelpieces, but even the more modest homes in the area hold treasures of unique architectural details. Today the beauty of Dayton View's housing is complemented by the depth and richness of its economic and cultural diversity. <http://www.preservationdayton.com/dayton/>

### Grafton Hill Historic District

The Grafton Hill Historic District is a small 18-block sector of Dayton developed in the late 19th century. Although sometimes considered part of Dayton View, Grafton Hill has its own separate and important existence and history. It was developed at a time when Dayton's population was moving from the center of the city outward, north of the Miami River.



Grafton Hill is made up of a splendid grouping of classic residences built during the period from the 1880s to the 1920s. The beauty of Grafton Hill is enhanced by its unusual variety of architecture. The area is dominated by the Jacobean style but also contains Queen Anne, Victorian, Craftsman, and Tudor style homes. Grafton Hill was designated an historic District in 1988. The Grafton Hill Association is a strong and committed neighborhood association which undertakes many activities for the betterment of the area. <http://www.preservationdayton.com/graffton-hill.cfm>.



### Huffman Historic District

The feel of a small town with all the excitement of downtown, plus the security and friendship of a close-knit community. If that is the kind of neighborhood you are looking for, then come home to Huffman. Housing prices in the Huffman Historic Area are still among the most affordable in Dayton. You will discover homes in nearly every stage of restoration -- from completely refinished homes that blend Victorian charm with modern convenience to homes waiting for the attention and imagination of the adventurous renovator.

The Huffman neighborhood was built from the 1860s to the 1890s, largely under the guidance of William P. Huffman, banker, real estate developer and founder of the Huffy Bicycle Company. The homes of the

district present one of the strongest samplings of nineteenth century architecture, including Queen Anne, Victorian Italianate, Italian Villa and Victorian Gothic. Residences were constructed for a cross-section of citizens, such as blue-collar workers, artisans, merchants and managers. <http://www.huffmanhistoric.org/>

### **Kenilworth Historic Neighborhood**

The Kenilworth Historic Neighborhood in Five Oaks showcases diverse architectural elements and style. The classic 1910 to 1930s homes range from Craftsman, Tudor, Colonial, Foursquare and Cotswold Cottage. Most homes are situated on large wooded lots with 40' set backs and maintain some of the highest resale values in the area.



The Kenilworth Historic District is located a short 5 minutes from Downtown Dayton but retains its country estate image, with elaborate landscape details. Kenilworth is a well maintained and quiet neighborhood that can offer City Living along with Old World Charm.

<http://www.kenilworth.fiveoaksdayton.com/>



### **McPherson Town Historic District**

McPherson Town is a residential enclave of 100 buildings situated on the north bank of the Miami River. Sparsely developed in the mid-1800s, development increased in the latter half of the 19th century, creating solid streetscapes of Eastlake and Queen Anne style buildings. The district, which today provides an unusually well preserved neighborhood of styles from the last half of the 19th century, fills a significant place in the progression of Dayton's architectural history. McPherson Town's size and location are its greatest advantage. With only

five streets, travel is easy and relaxed. Everything downtown Dayton has to offer is only a short walk across the Main Street Bridge.

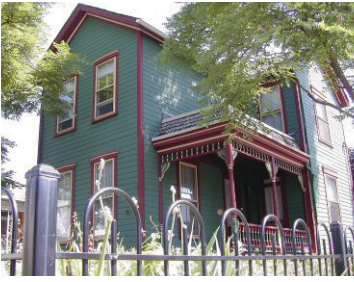
Through the work of the McPherson Town Historic Society several public improvements have been made to the neighborhood. The urban pioneers, who founded the Society in 1977, united residents around planting more than 200 trees. Perhaps the most innovative project is the unique system of landscaped cul-de-sacs and brick crosswalks to provide a safe environment for residents. <http://www.mcphersontown.com>

### **Oregon Historic District**

The Oregon District is an historic neighborhood located near downtown Dayton. Dating back to 1829, Oregon is Dayton's oldest neighborhood, and its first designated historic district. Today Oregon is one of the most spirited, vitally alive communities you'll find in the area. You'll see superb examples of art and architecture past and present. The district teems with historical buildings, antique shops, café's, parades, a comedy club, Ohio's largest Halloween party, picnics in the park, street vendors, musicians, and a unique Rock Climbing Gym - The Urban Krag.



Dayton's history is here in the homes of some of its first residents. We hope the evidence of the rebirth of this area is as exciting to you as it is to those of us who are new to the District. We are proud of our efforts and welcome this opportunity to share them with you. <http://www.oregondistrict.org>



### **South Park Historic District**

South Park is Dayton's largest historic district. The South Park Historic District is a 24-block area of more than 700 structures dating from the 1880s to the early twentieth century. It is located within walking distance of the Oregon Historic District, downtown Dayton, the campus of the University of Dayton, and Miami Valley Hospital. Mainly residential in character, South Park is significant because of the variety of its architecture, which includes vernacular, cottage, and high style examples, and because of its association with John H.

Patterson, founder of the National Cash Register Company.

The architecture of South Park includes examples of Second Empire, High Victorian Italianate, Queen Anne, Federal and Romanesque Revival in one- and two-story structures of brick and frame. South Park still preserves a sense of close-knit neighborhood whose residents cooperate to maintain the many neighborhood parks which give the district its special flavor. <http://www.historicsouthpark.org>

### **St. Anne's Hill Historic District**

The neighborhood of St. Anne's Hill is a historic community located one mile to the east of the downtown Dayton. St. Anne's Hill is a remarkable and diverse neighborhood. It has gone the full cycle from agricultural out-land, to an ethnic core, to a flourishing streetcar community and presently, a redeveloped historic district. It has a history of hosting diverse social and economic groups and its architecture reflects this diversity.



The residents of St. Anne's Hill are a culturally and ethnically diverse mix of professionals, trades people and retired individuals. A good generational mix also exists with a population that ranges from young families to senior citizens. Historic preservation has been the mainstay of the neighborhood. Today, St. Anne's Hill has one of Dayton's strongest and most active historic societies with a commitment to continued revitalization. <http://www.stanneshill.org>



### **Wright Dunbar Historic District**

Best known as the home of Paul Laurence Dunbar and Orville and Wilbur Wright, the Wright-Dunbar historic district developed as a Dayton streetcar suburb in the half century following the civil war. In the late 1890's, Wright-Dunbar became home to a diverse urban population, including Hungarians, Romanians and Eastern Europeans of the West Side Colony. These workers, brought in to work in Dayton factories, formed a tight community with a host of businesses, churches and social organizations built to meet their needs.

In the years following World War I, the area emerged as the cultural and commercial center of Dayton's African American community. Black-owned businesses such as the Palace Theatre along with a variety of shops, restaurants and doctors' offices, built a strong African American community which remains an important part of Dayton's heritage today.

Wright-Dunbar is experiencing an unprecedented period of revitalization. Innovative housing strategies have been combined with a national historic park of aviation heritage and a network of Black cultural landmarks to create a viable urban neighborhood and a resource for Dayton history.

<http://www.wright-dunbar.org>





**The Grafton-Rockwood-Wroe Historic District** is a dense, compact district composed mainly of single family residential buildings found along several streetscapes within Dayton's Five Oaks Neighborhood. The neighborhood contributes to an inner city ring of the late 19<sup>th</sup> and early 20<sup>th</sup> century expansion away from the historic central city and into the then expanding neighborhoods. This residential built environment is a mix of 1 1/2 to 2 1/2 story homes constructed upon a subdivision pattern of lots averaging 42 feet in width and 114 feet deep. The district architectural development reflects construction

details associated with several early 20<sup>th</sup> century styles, incorporating mostly the then popular American Foursquare, Bungalow, and Craftsman details.



**West Third Historic District** (originally called "Mexico") is comprised of two and three story commercial buildings built between 1885 and 1924. Most of the buildings originally had stores on the ground level with offices and residences on the upper levels. This was one of Dayton's first streetcar suburbs, and owes its development to the building of the Dayton Street Railway by W.P Huffman and H.S. Williams. Between 1920 and 1960, this area became the center of residential, commercial, and social life for African Americans in Dayton.

The Wright Brothers owned and operated two bicycle shops and a printing business in this district, and poet Paul Laurence Dunbar walked these streets as well.



**The Paul Laurence Dunbar Historic District** is an area of architecturally significant buildings of the last quarter of the nineteenth century. The capstone of the district is the home of Paul Laurence Dunbar, the renowned African-American Poet.

During his thirty-three years Dunbar wrote fourteen books of poetry, four books of short stories, ten plays, as well as newspaper articles, essays and orations. His work appeared in the leading literary journals of the day, and he achieved international fame. He was one of the first African-American authors to write about the difficulties encountered by members of his race and to champion the cause of civil rights and higher education for blacks. He became a respected interpreter of the African-American experience. He died of tuberculosis in 1906 and is buried at Woodland Cemetery.



**The East Third Street Historic District** contains six structures that represent the industrial development of Dayton beginning in 1893 and continuing into the twentieth century. This district was once home to a remarkable variety of businesses including wholesale grocery companies, coffee roasters, tobacco wholesalers, paper distributors, and paint manufacturers. The district also represents a collection of Commercial style architecture as applied to industrial buildings. All of the buildings are well preserved and retain much of their original architectural detail.



**The Squirrel-Forest Historic District** has a diverse mix of significant early 20<sup>th</sup> century mostly upscale urban domestic architecture. The District is part of the Five Oaks residential neighborhood which contributes to an inner city ring of the late 19<sup>th</sup> and early 20<sup>th</sup> century expansion away from the historic central city and into the then expanding neighborhoods. Building construction dates range from 1910 to 1949. The built environment is a mix of mostly 1 1/2 to 2 1/2 story buildings found within two different residential subdivision patterns. One of the variances from this is found along the west side of Squirrel Road where several Tudor inspired homes are located. Some homes are found on larger lots while others exhibit a more compact development pattern.